

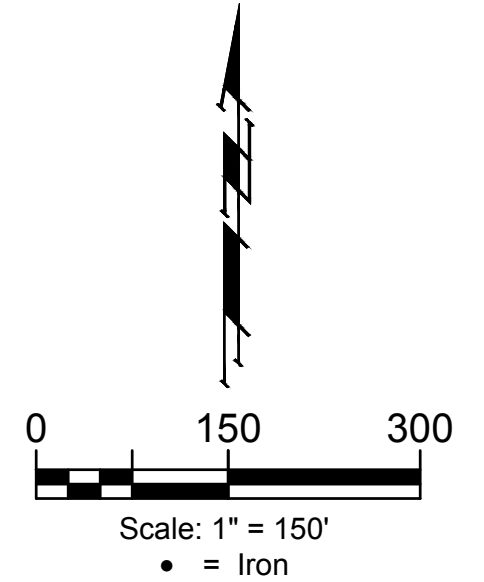
WATER DISTRIBUTION SYSTEM

to serve

CORNEJO INDUSTRIAL DISTRICT

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
 Project Number: 448-2021-017262
 Org Code Number: 471162214
 Munis Number: E1106



GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

Cox Communications 262-4270
 Kansas Gas Service 1-888-482-4950
 Westar Energy 383-8650
 Aquila Energy 1-800-303-0357
 AT&T 268-2245
 City of Wichita Water Dept. 268-4563
 City of Wichita Sewer Maint. 268-4024
 City of Wichita Storm Sewer Maint. 268-4090
 City of Wichita Traffic Maint. 268-4034
 Conoco Phillips Pipeline Co. 1-877-267-2290
 Southern Star Pipeline Co. 529-6600
 Kinder-Morgan Pipeline Co. 1-888-844-5658
 NuStar Energy 721-7037

2. Utility service lines, poles, valve boxes, meters, and etcetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

3. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.

4. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

5. The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.

6. The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.

7. All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMP's."

8. All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.

9. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.

10. All areas disturbed during construction shall be seeded as follows (Temporary Seeding):

Seed: Rye grass (PLS)--5 lbs./1000 Sq. Ft.

All costs associated with seeding shall be included in bid item "Seeding". All seeding operations shall conform to City of Wichita Standard Specifications.

Trees and shrubs in the work area which are in direct conflict with proposed new construction shall be removed by the Contractor ONLY with the Developer or Baughman Company approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage. If trimming is necessary, a chainsaw shall be used. Breaking limbs with equipment will not be allowed. An on-site pre-construction meeting will occur prior to any construction to discuss tree removal, tree protection, and tree trimming.

Special Site-Specific Notes:

The Developer for this project is R.R.M. Properties, L.L.C., 800 E. 21st St. N., Wichita, KS 67214. Contact Tom Smith at (316) 619-0697 or tom@cornjeholdings.com.

Since 1981, various petroleum hydrocarbon remediation systems (recovery wells, product and seep interceptor trenches, multi-phase extraction) have been in operation to recover petroleum products and dissolved-phase petroleum-impacted groundwater. Currently, the Site is undergoing interim remedial measures (i.e., LNAPL removal and dissolved-phase groundwater extraction/treatment) in accordance with the Final Corrective Action Decision (KDHE BER, 2017) in anticipation of future site remediation and development. The site has been excavated to remove abandoned conduits and foundations. Any additional pipes or conduits, found by the contractor shall be cut, plugged, and abandoned by the Contractor. Cost to be subsidiary to Pipe Removed and Replaced. Any concrete footings or slabs, in excess of 30" will be removed by onsite development contractor.

It is anticipated that the contractor may encounter impacted soil, steel piping, concrete structures, pads, footings, and foundations remaining from the refinery operations on the property (the Material). Contractors are to maintain at least one (1) Site Supervisor with minimum 40 hours of OSHA HAZWOPER Training, during all phases of construction. Health and safety protocols will be implemented to protect site workers from potential exposure to soil constituents of concern. It is the contractor's responsibility to determine and designate all appropriate personal protective equipment (PPE) to be worn by its employees and subcontractors.

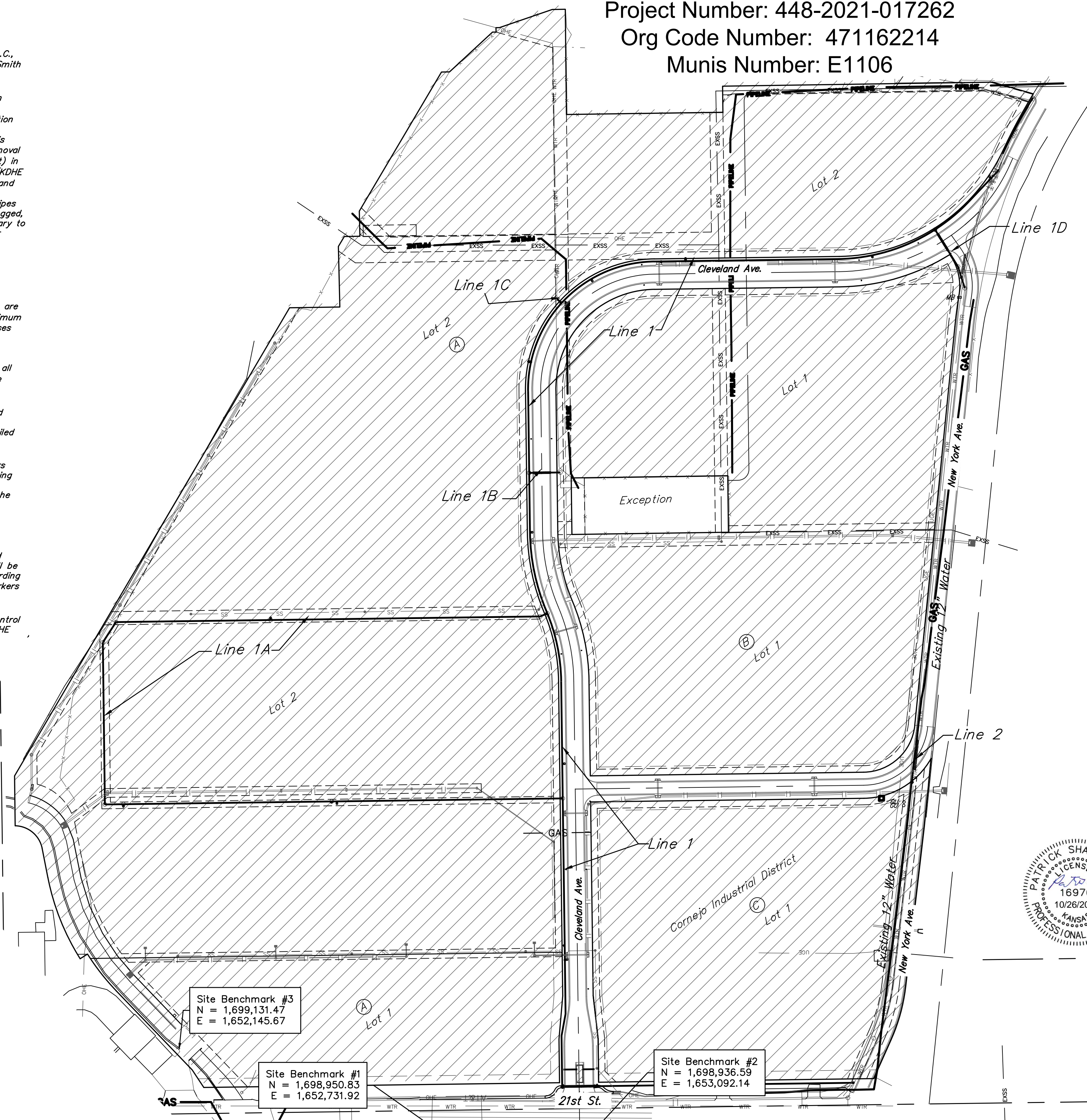
Per KDHE requirements, the Material and all excavated Material shall remain on site. Excess or undesired excavated soil shall be segregated, hauled and stockpiled at locations designated by Developer.

The contractor is to coordinate with all utility providers prior to construction adjacent or crossing noted existing utilities. Coordination with utility providers to relocate, remove utilities prior to construction are ongoing by the Utility Provider, Design Engineer and Developer.

Special Provision:

A pre-bid meeting will be held to address proper operating procedures and monitoring for any work and scheduling performed on this site. The contractor will be responsible for conveying all relevant information regarding excavation/grading and/or utility work to the Site workers who will be involved with these activities.

A copy of the active KDHE Kansas Water Pollution Control Permit # 1-AR94-P078 with the Progress Report: KDHE #86-E145A are provided for information.



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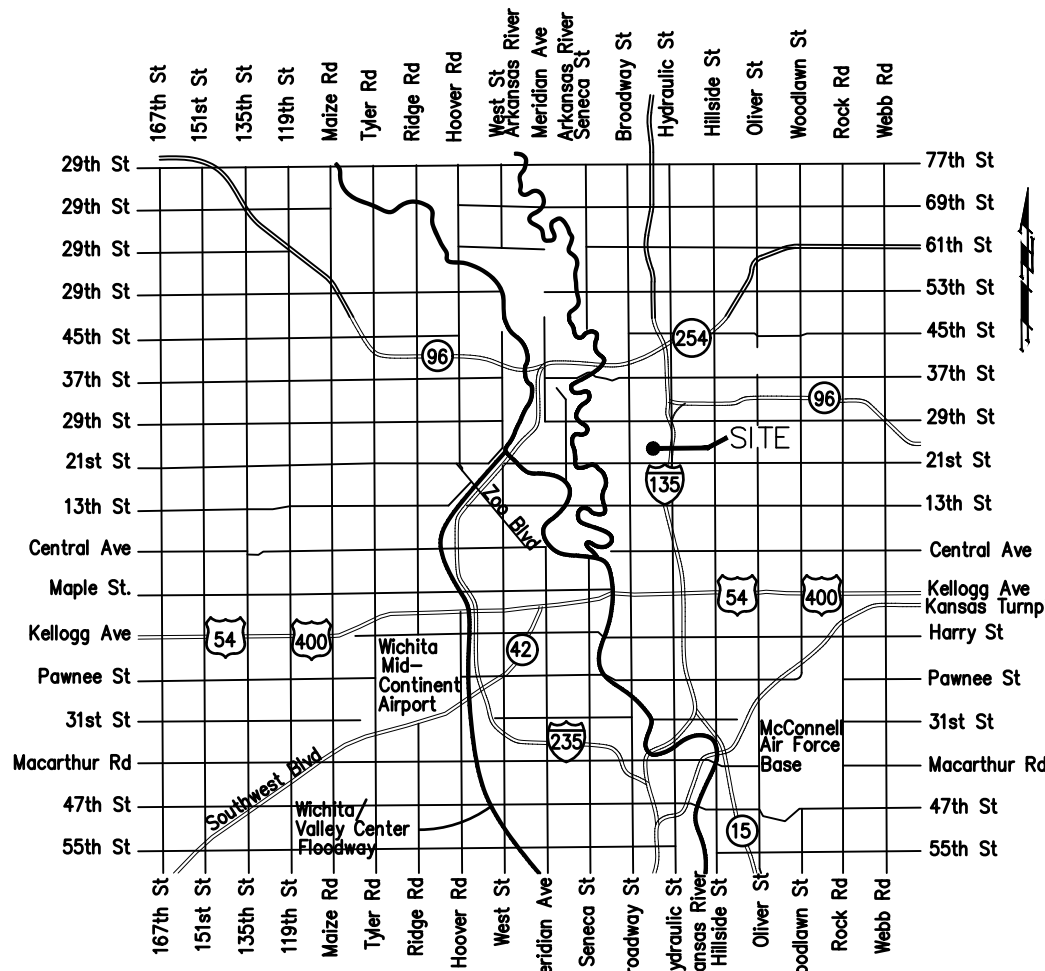
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BENCHMARKS

BM- #1:
 Square cut on top of South curb of 21st St. N. 334'± West and 32'± South of the intersection of 21st St. N. and Cleveland Ave.
 Elev. = 1307.56(NAVD88)

BM- #2:
 Square cut on top of South concrete pad of monitoring well 26'± East and 51'± South of the intersection of 21st St. N. and Cleveland Ave.
 Elev. = 1308.70(NAVD88)

BM- #3:
 C.O.W BM Disc on top of South concrete wall 918'± West and 147'± North of the intersection of 21st St. N. and Cleveland Ave.
 Elev. = 1312.58(NAVD88)



Vicinity Map

BENEFIT DISTRICT



Oct. 26, 2021

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com

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